001.0	0002	0037.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,500 /	851,500
					USE VALUE:	851,500 /	851,500
					ASSESSED:	851,500 /	851,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZPATRICK WILLIAM A
Owner 2:	
Owner 3:	
Street 1:	15 CRESTHAVEN DR
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,321 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 3197 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3321.000	456,600		394,900	851,500
Total Card	0.076	456,600		394,900	851,500
Total Parcel	0.076	456,600		394,900	851,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.39 | /Parcel: 266.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 750
GIS Ref
GIS Ref
Insp Date 08/25/17

!73!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0037.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	456,900	0	3,321.	394,900	851,800	851,800	Year End Roll	12/18/2019
2019	104	FV	348,900	0	3,321.	419,600	768,500	768,500	Year End Roll	1/3/2019
2018	104	FV	348,900	0	3,321.	306,100	655,000	655,000	Year End Roll	12/20/2017
2017	104	FV	326,500	0	3,321.	266,600	593,100	593,100	Year End Roll	1/3/2017
2016	104	FV	326,500	0	3,321.	227,100	553,600	553,600	Year End	1/4/2016
2015	104	FV	289,700	0	3,321.	222,100	511,800	511,800	Year End Roll	12/11/2014
2014	104	FV	289,700	0	3,321.	182,600	472,300	472,300	Year End Roll	12/16/2013
2013	104	FV	301,900	0	3,321.	173,800	475,700	475,700		12/13/2012

PRINT

Date	Time
12/10/20	15:57:30

LAST REV

Date	Time
09/22/17	08:45:03
ekelly	
73	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12821-1		7/1/1975		39,000	No	No		N

USER DEFINED

Prior Id # 1:	750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Meas/Inspect	345	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3321		Sq. Ft.	Site		0	80.	1.49	1			Locatio	-5					394,919						394,900	

Total AC/HA: 0.07624 | Total SF/SM: 3321 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 394,919 | Spl Credit | Total: 394,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97848427
Const Adj.:	0.93100190
Adj $ / SQ:	154.865
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661732
Depreciation:	205137
Depreciated Total:	456595

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

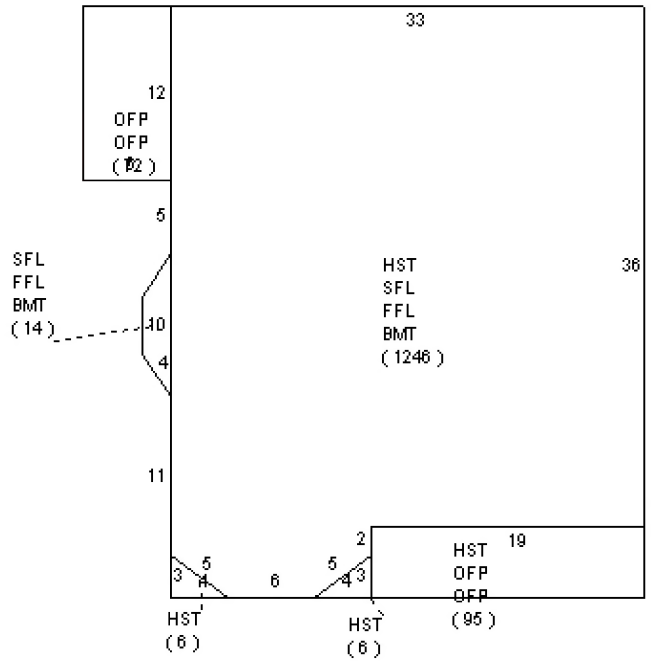
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	3	M
Totals			
2	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.87
Special Features:	0	Val/Su Net:	95.30
Final Total:	456600	Val/Su SzAd	142.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	46.460	58,539
FFL	First Floor	1,260	154.870	195,130
SFL	Second Floor	1,260	154.870	195,130
HST	Half Story	677	154.870	104,766
OFP	Open Porch	334	19.960	6,667

Net Sketched Area:	4,791	Total:	560,232

Size Ad	3196.5	Gross Are	5467	FinArea	3197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0037.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc